

HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, April 21, 2016 Approved May 5, 2016

<u>6:04:58 PM</u> **6:00 PM - Work Meeting:** (Front Conference Room)

Attendance

Planning Commission Members:

Chris Berbert Jeramy Burkinshaw Blayde Hamilton Adam Jacobson Jessica Morton Robyn Shakespear

Clint Smith

Council Members: Mayor Carmen Freeman & Coralee Wessman-Moser

City Staff: Bryn McCarty, City Planner

Sandra Llewellyn, Planner I Heather Upshaw, Senior Planner Gordon Haight, Assistant City Manager

Blake Thomas, City Engineer Augusto Robles, Engineering John Brems, City Attorney

HTC Fence

City Planner, Bryn McCarty explained that the Herriman Towne Center has design guidelines that allows a certain type of fencing. There are some residents that have requested a different type of fence. The Town Center would have to amend the HOA guidelines and then planning would have to approve the type of fence being requested. A representative was present who discussed the type of fence that they would like to have. The residents wanting a different fence type took around a petition and they obtained 95 signatures from those in the development and surrounding streets. Pictures were shown of the horizontal cedar wood fencing. It was noted that there would be an aging treatment / stain put on the fence to take it to its natural color (grey) and would make it almost maintenance free. Matt Watson explained that they could not approve the request until the petition was signed and then presented to the board for approval. However, prior to going through that process they wanted to see if the planning commission would allow the process and approve the amendment. The representative for the residents explained that the exterior of the homes in the development are cedar and would have to be maintained. They felt it made sense to have the fencing cedar too and just have to maintain both their homes and the fence. Commissioner Blayde Hamilton voiced concern with the maintenance of a wood fence. The response received was that it would be a requirement of the HOA to maintain the fence and she felt it would be the same whether it was wood or vinyl. She added that the Garbett development was a 'green (minimal environmental impact) development.' She didn't feel that vinyl was very 'green' and wouldn't match in the development. She requested that there be another option other than vinyl fencing. Commissioner Adam Jacobson stated that if he were to consider another fencing option, he would require it to be all the same in the same area. Chair Smith reported liking a wood fence that is properly maintained but explained that the city has taken a stand against allowing the fence because of how often they have not been maintained and end up looking awful. He reiterated what Commissioner Jacobson stated, that if they consider another type of 'earth composite' fencing that it would have to be only for the area in question.

Review of Agenda Items

City Planner, Bryn McCarty reported that item 3.1 will be continued.

- 2.1 Ivy House Reception Center applicant presented materials board and renderings of the building. The requirement for the building would be 60% brick or stone, however, the applicant wanted to cover the building with ivy and wanted an exception on the requirement. Commission members were not okay about providing an exception just because the building would be covered with ivy. Commission members explained that they would like to see more depth and dimension to the building. He applicant seemed agreeable to the suggestions made from the commission. City Planner, McCarty suggested that the applicant be able to leave now and that the item could be continued to a future meeting. Commission members agreed.
- 2.2 Lot line adjustment the applicant would like to give a strip of property to the lot next door. It was noted that the property is where the monument sign for Anthem is located.
- 2.3 & 2.4 Edge Homes these items are on the agenda again to answer questions from the commission about phasing for mixed use. Matt Watson and staff reviewed the development agreement. Mr. Watson explained that Rosecrest is tied to the ordinances at the time of the MDA unless specifically stated in the development agreement. With regards to phasing, he read from the agreement, 'phase means the development of a portion of a project at any point in a logical sequence as determined by the master developer,' therefore, the developer is able to establish phasing. He further added that they have invested in the property and they want it to develop as quickly as it can. It is being marketed and more road improvements are planned for this year as well.
- 3.1 to be continued.
- 3.2 Accessory Buildings changes to the ordinance were outlined by Sandra Llewellyn, Planner I. Commissioner Jeramy Burkinshaw requested stating that materials and color, instead of style and color, of the front elevation (of an accessory building) are to match the front of the home. Commissioner Chris Berbert wanted the requirement to state the front of the building, not necessarily the whole building is required to match. City Planner, Bryn McCarty explained another change to the height of the buildings in half and acre lots. Planner I, Sandra Llewellyn added that the R zones will also have the 25% of the rear yard requirement, as well, instead of 20%. Planner McCarty reminded the commission that the accessory building's foot print cannot be larger than the main home's foot print. The materials used for an agricultural building will still need approval from the planning commission.

Density Discussion

City Planner, Bryn McCarty asked the commission what size of lots they were looking for in regards to the areas where less density is planned. The response was that it is more of a mix of lots that they want. They would like to see a few acres, half acres and other sizes mixed throughout the development. Rose Creek subdivision was suggested as an example of a good mix of lot sizes. Planner McCarty then asked what would be the smallest lot size acceptable. Commissioner Blayde Hamilton mentioned some lots in Rose Creek were 8,500 but he was not sure that small of lot should be allowed. Commissioner Chris Berbert was unsure what the smallest should be but felt that it was really not the number that was important but that there was a mix of sizes. Commissioner Adam Jacobson mentioned that the 8,500 may become enclosed but felt that it could be managed with open space around it. Chair Clint Smith said that the 8,500 should be next to larger lots and the larger lots should be next to smaller lots; not 8,500 square foot lots all in one area and half acres lots all in another area. It should be a mix of sizes throughout the subdivision. Planner McCarty explained that writing an ordinance that way is complicated, it needs to be written in a way that eliminates the ability to have only small lot sizes. Chair Smith suggested percentages of the total land. Planner McCarty felt the new zone would still be the correct way to achieve the changes desired.

She mentioned that she will probably require PUDs, however, PUDs require open space and do allow for smaller lot sizes. Commissioners commented that the open space makes the subdivision feel larger if it's used properly. The new zone would be a density of 1.8 and PUDs would be encouraged and 10% of the lots would be required to be half acre lots. She oriented the commission with an area in the city using the new requirements proposed and showed what could take place. Commissioners voiced appreciation for the work that staff did with these changes.

Meeting adjourned at 7:04:14 PM

7:08:43 PM 7:00 PM - Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Jeramy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear

Clint Smith

Council Members: Mayor Freeman, Coralee Wessman-Moser

City Staff: Bryn McCarty, City Planner

Sandra Llewellyn, Planner I Heather Upshaw, Senior Planner Cindy Quick; Deputy Recorder

Gordon Haight, Assistant City Manager

Blake Thomas, City Engineer

1. General Business:

Welcome

Chair Clint Smith welcomed those in attendance.

1.1 7:09:36 PM Invocation and Pledge

Corey Leiseth offered the invocation and Blake Thomas led us in the pledge.

1.2 7:10:07 PM Roll call:

Full Quorum, Wade Thompson absent

1.3 7:10:24 PM Approval of Minutes for: March, 17, 2016 & April 7, 2016

Commissioner Jeramy Burkinshaw MOVED to approve the minutes for March 17, 2016

and April 7, 2016.

Commissioner Robyn Shakespear **SECONDED** the motion.

The voting was unanimous.

Vote passed.

Motion carried.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Clint Smith reviewed the public comment policy and procedure.

2.1 <u>7:11:52 PM</u> <u>35C15</u> – Clayton – 14114 S 5600 W – Final Approval of Elevations on the lvy House Reception Center – Zone: C-2 – Acres: 2.66

City Planner, Bryn McCarty oriented the commission with an aerial map. The reception center was approved a few months ago with elevations to come back for final approval. Elevations were shown. The applicant spoke with the commission during the work meeting and was given feedback for more texture and stone on the building. She took the feedback and plans to make changes and bring new elevations back.

Commissioner Chris Berbert MOVED to continue without date.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Commissioner Chris Berbert

Commissioner Adam Jacobson

Yes

Vote passed. Motion carried.

2.2 <u>7:13:19 PM</u> 12S16 – Anthem HOA – 5482 W Anthem Park Blvd – Lot Line Adjustment – Zone: R-2-10– Acres: .033 (*Public Hearing*)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. Lot line adjustments are plat amendments. The property line shift was shown.

Travis Wright, 12587 S Heritage Hill Ct, he explained that there were dry utilities in the way and moved the fence over and would like to give the property to the lot next to them.

<u>7:14:52 PM</u> Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:15:11 PM Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to approve the item with the requirements outlined by staff.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Yes

Commissioner Chris Berbert

Yes

Vote passed.

Motion carried.

2.3 7:16:08 PM 09S16 – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (Public hearing held on March 17, 2016)

Chair Smith mentioned that item 2.3 and 2.4 will be discussed together. He noted that as we heard the item, there were questions in terms of the phasing based on the zoning, not the development itself.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Staff did look at the development agreement which covers the phasing portion and they are compliant. The applicant will be building Autumn Crest Road and Bruin View Dr to move forward with the construction. Building permit numbers were provided in the staff report. The elevations were shown.

Matt Watson, Rosecrest Communities, stated that in regards to the phasing question, the development agreement was reviewed and with regards to phasing, he read from the agreement, 'phase means the development of a portion of a project at a point in a logical sequence as determined by the master developer' so the developer is able to determine the phasing. We are moving forward with commercial and plan to put in the Bruin View Drive which goes into the mixed use and commercial. They plan to move forward in a quick manner. He also addressed that the permit numbers were provided by staff.

Commissioner Adam Jacobson MOVED to approve the item with staff's requirements.

Commissioner Jessica Morton **SECONDED** the motion. Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Commissioner Chris Berbert

Commissioner Adam Jacobson

Yes

Vote passed. Motion carried.

2.4 <u>7:21:08 PM</u> <u>56C07-13</u> – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

Commissioner Adam Jacobson **MOVED** to approve the item with staff's requirements.

 $\label{thm:commissioner} \mbox{ Commissioner Jessica Morton } \mbox{ SECONDED the motion}.$

Chair Smith asked for a vote. The vote was as follows:
Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Commissioner Chris Berbert

Commissioner Adam Jacobson

Yes

Vote passed. Motion carried.

3. Legislative Items:

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 <u>7:21:55 PM</u> 14Z15 – Herriman City – Southeast Herriman – Rezone of Several Properties to Comply with the Approved General Plan– Zone: R-M, MU-2, R-1-15, and R-2-15 – Acres: 314.51 (Public Hearing held June 18, 2015)

City Planner, Bryn McCarty explained that the item will be continued for further work.

Commissioner Chris Berbert MOVED to continue without date.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Commissioner Chris Berbert

Commissioner Adam Jacobson

Yes

Vote passed. Motion carried.

3.2 <u>7:22:51 PM</u> 04Z16 – Herriman City – Text change to the land use ordinance regarding accessory buildings (Public Hearing was opened on February 4, 2016)

City Planner, Bryn McCarty oriented the commission with the text changes proposed to create consistency throughout all zones. Lots over half acre no longer have a square footage requirement – they will cover 25% of the rear yard. An exception for agricultural buildings was added; to come before the commission if the applicant wants to build an agricultural building and does not want it to match the house. She showed the language of the ordinance with the changes. For the front elevation or elevations visible from the street, the materials and colors are to match the front elevation of the home. In R zone footprint of the accessory building has to be smaller than the main house. They still have the option to come to planning but could not be more than 25% of rear yard.

Chair Smith asked for clarification on the exception for the agricultural building not matching the front elevation of the home and a brief discussion took place. Commission members felt like the changes proposed made sense and noted good work. Chair Smith asserted that staff did a fantastic job to capture all the comments of the commission and in figuring out appropriate language. He mentioned that most likely there may be unintended consequences but they will be dealt with as they come. He thanked staff for their work.

<u>7:29:20 PM</u> Chair Smith called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

<u>7:29:46 PM</u> Chair Smith closed the public hearing.

Commissioner Chris Berbert asked for it to be noted that elevation visible from public right-of-way may mean the back of the building and understood that would be rare exceptions.

Commissioner Blayde Hamilton **MOVED** to recommend approval to the city council with changes that we've talked about.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton

Commissioner Blayde Hamilton

Commissioner Robyn Shakespear

Commissioner Jeramy Burkinshaw

Commissioner Chris Berbert

Commissioner Adam Jacobson

Yes

Vote passed. Motion carried.

4. New Items of Subsequent Consideration:

None

5. <u>Future Meetings:</u>

- 5.1 City Council Meeting Wednesday, April 27, 2016 @ 7:00 PM
- 5.2 Planning Commission Meeting Thursday, May 5, 2016 (a) 7:00 PM

6. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Jeramy Burkinshaw **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 7:32:50 PM.

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 21, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Cindy Quick, CMC

Deputy Recorder